

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: County Final Plat #01029, Post Rock Pines

DATE: October 29, 2001

PROPOSAL: A final plat consisting of eight lots and one outlot.

WAIVER REQUEST: Waivers of street lighting, landscape screens, sidewalks, and storm water detention were approved in the preliminary plat

LAND AREA: 138.47 acres, more or less

CONCLUSION: This plat conforms to the approved preliminary plat and subdivision requirements.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 7 and 8 I.T., located in the NW 1/4 of Section 32, T.7N., R.8 E., of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Southeast Corner of South 120th Street and Firth Road.

APPLICANT: Lyle Loth, ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402) 421-2500

OWNER: Randall and Janet Miller
15415 Firth Road
Adams, NE 68307
(402) 791-2053

CONTACT: Lyle Loth

EXISTING ZONING: Ag Agriculture with an approved Community Unit Plan

EXISTING LAND USE: Farmland

SURROUNDING LAND USE AND ZONING:

North: Farmland, zoned AG Agriculture
South: Farmland, zoned AG Agriculture
East: One farmstead and farmland, zoned AG
West: Two farmsteads and farmland, zoned AG

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in 1979. Preliminary Plat and Community Unit Plan approved in June 2000.

UTILITIES: There is no public sewer or water available. This is not in the rural water district. On the preliminary plat, the Health Department indicated that groundwater should be of good quantity and quality.

TRAFFIC ANALYSIS: This is served by Firth Rd. which is paved. S 120th St. is a gravel county road.

PUBLIC SERVICE: This is in the Firth Fire District (located two and one half miles east), and the Norris School District. This is served by the Lancaster County Sheriff's Department.

AESTHETIC CONSIDERATIONS: N/A

ALTERNATIVE USES: Continued farming.

ANALYSIS:

1. The Final Plat conforms to the approved preliminary plat and Community Unit Plan.
2. The County Engineer reports that all improvements are in place and acceptable.
3. Revisions are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda the Final Plat Mylar shall have the following changes made to it:
 - 1.1 Add the area in square feet to each lot.
 - 1.2 Remove the large company title from the sheets.
 - 1.3 Revise the Dedication to include Norris Public Power, not Lincoln Electric System

1.4 Revise the Dedication to correct the spelling of the word “public” on the street dedication language.

1.5 Revise the Dedication to include the right to direct vehicular access to Firth Road is hereby relinquished except for Post Rock Pines Circle and farm access to Outlot ‘A’.

1.6 Revise the surveyors certificate to include;

1.6.1 Permanent monuments have been placed at each of the final plat corners of the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

1.6.2 Metal stakes have been place at each lot corner and block corner as required by Section 8.06 of the Lancaster County Land Subdivision Regulations.

1.7 Add a Planning Commission Certificate of Approval block.

1.8 Add the surveyors address beneath the surveyors signature block.

1.9 Revise the Plat sheet to a 16 X 24 inch sheet.

1.10 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis.

2.4 To complete the private improvements shown on the preliminary plat.

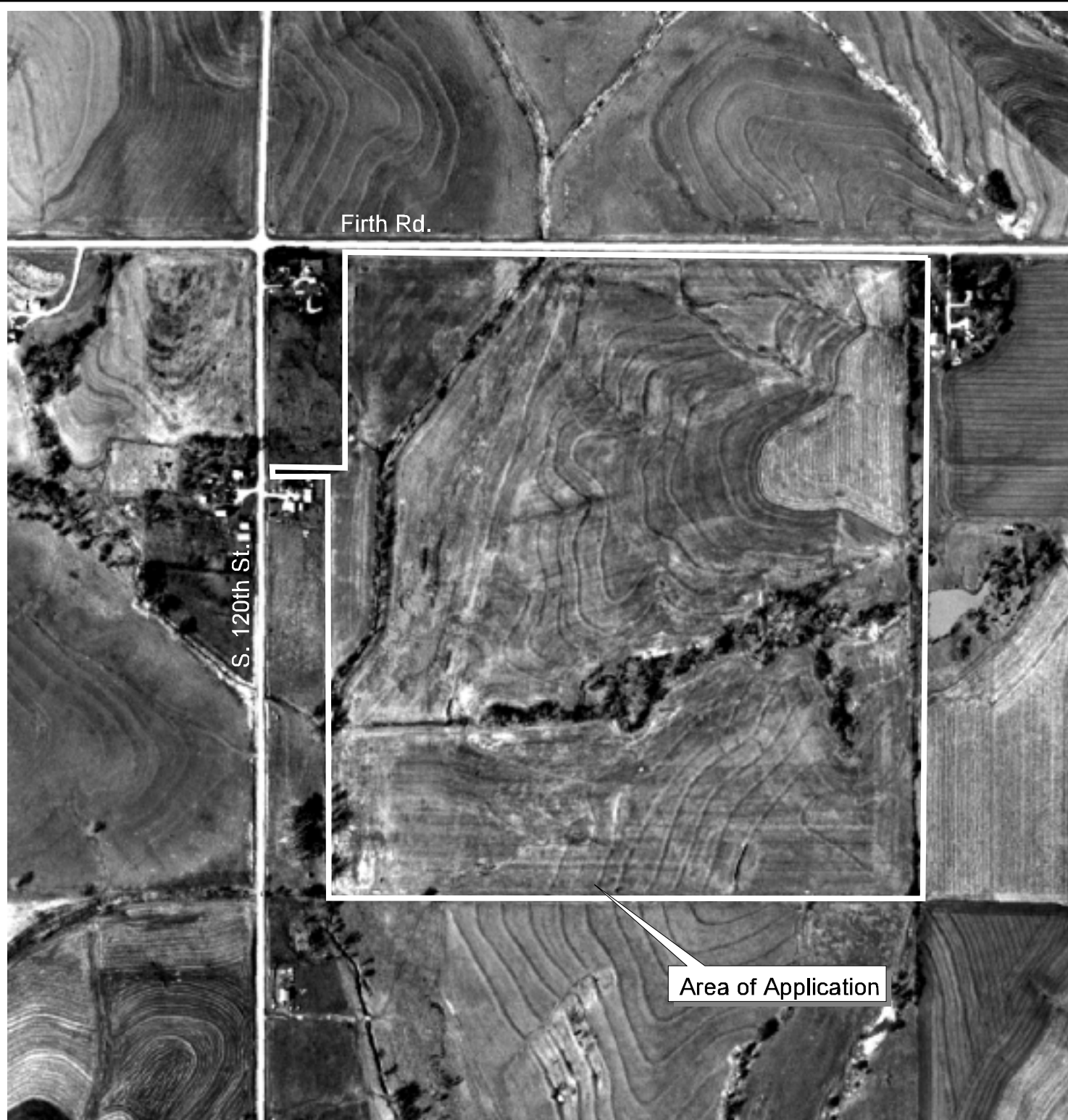
2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to Firth Road except for Post Rock Circle and farm access only from Outlot 'A'.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

2.8 To maintain County roads until the County Board specifically accepts the maintenance.

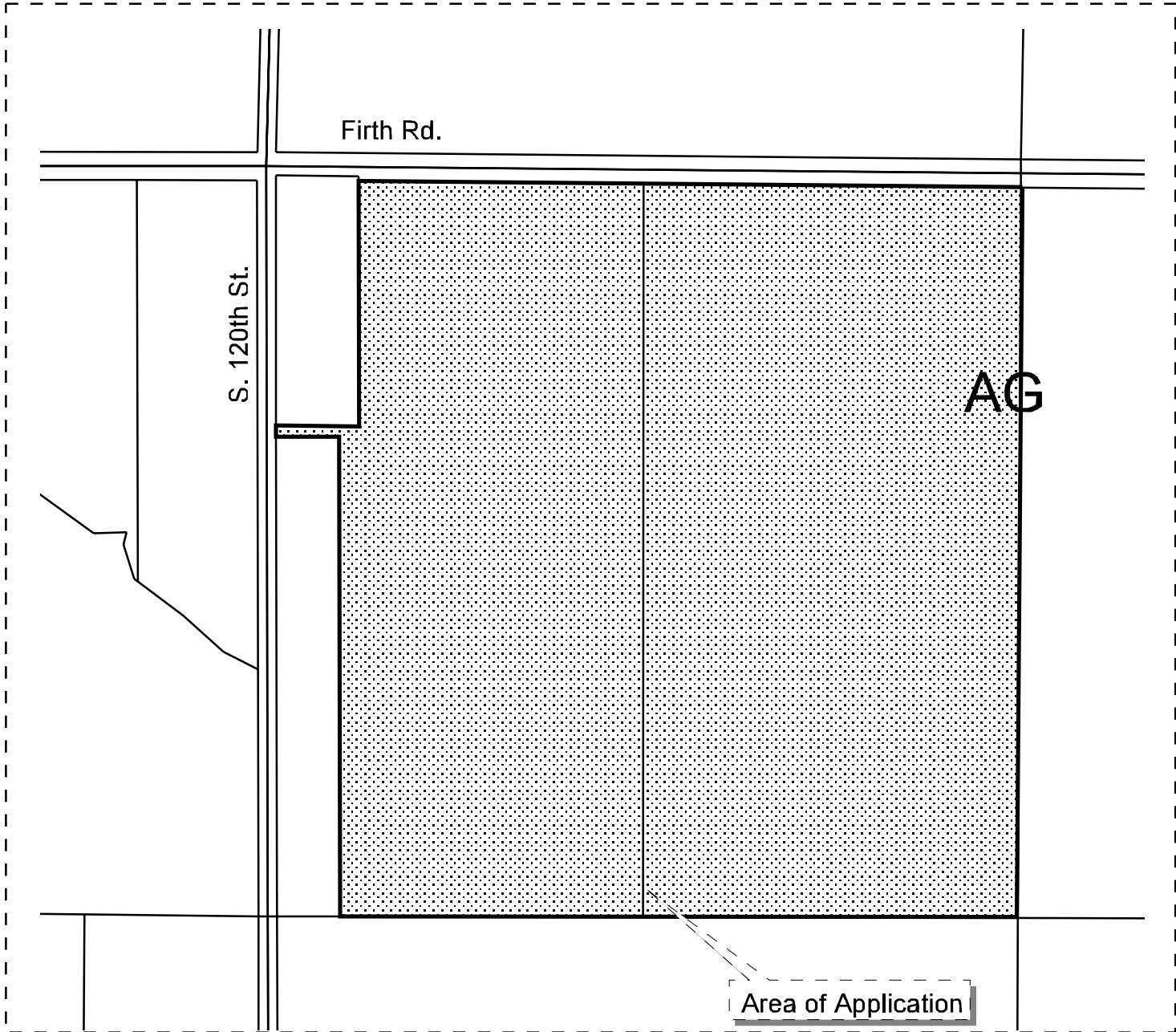
Mike DeKalb, AICP
Planner



County Final Plat #01029
Post Rock Pines
S. 120th & Firth Rd.



Photograph Date: 1999

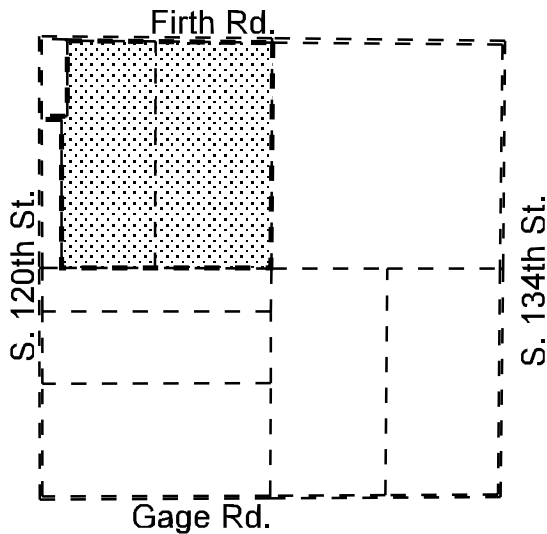
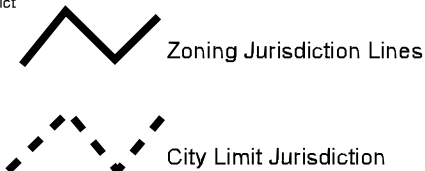


County Final Plat #01029
Post Rock Pines
S. 120th & Firth Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 32 T7N R8E

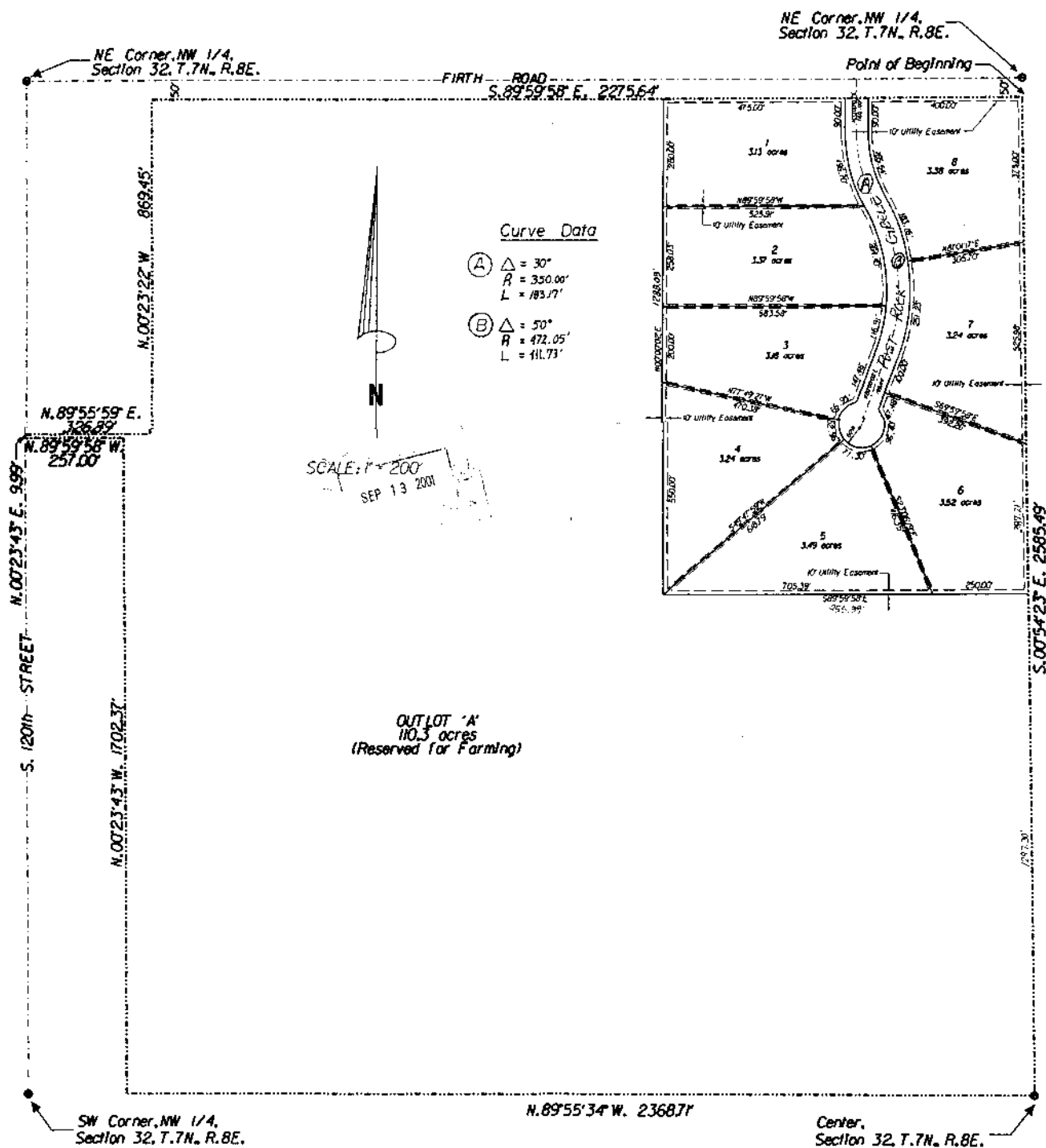


Sheet ____ of ____

Date:

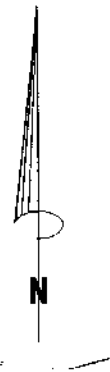
Lincoln City - Lancaster County Planning Dept.

BASED ON PRELIMINARY PLAT
NO.00008



POST ROCK PINES

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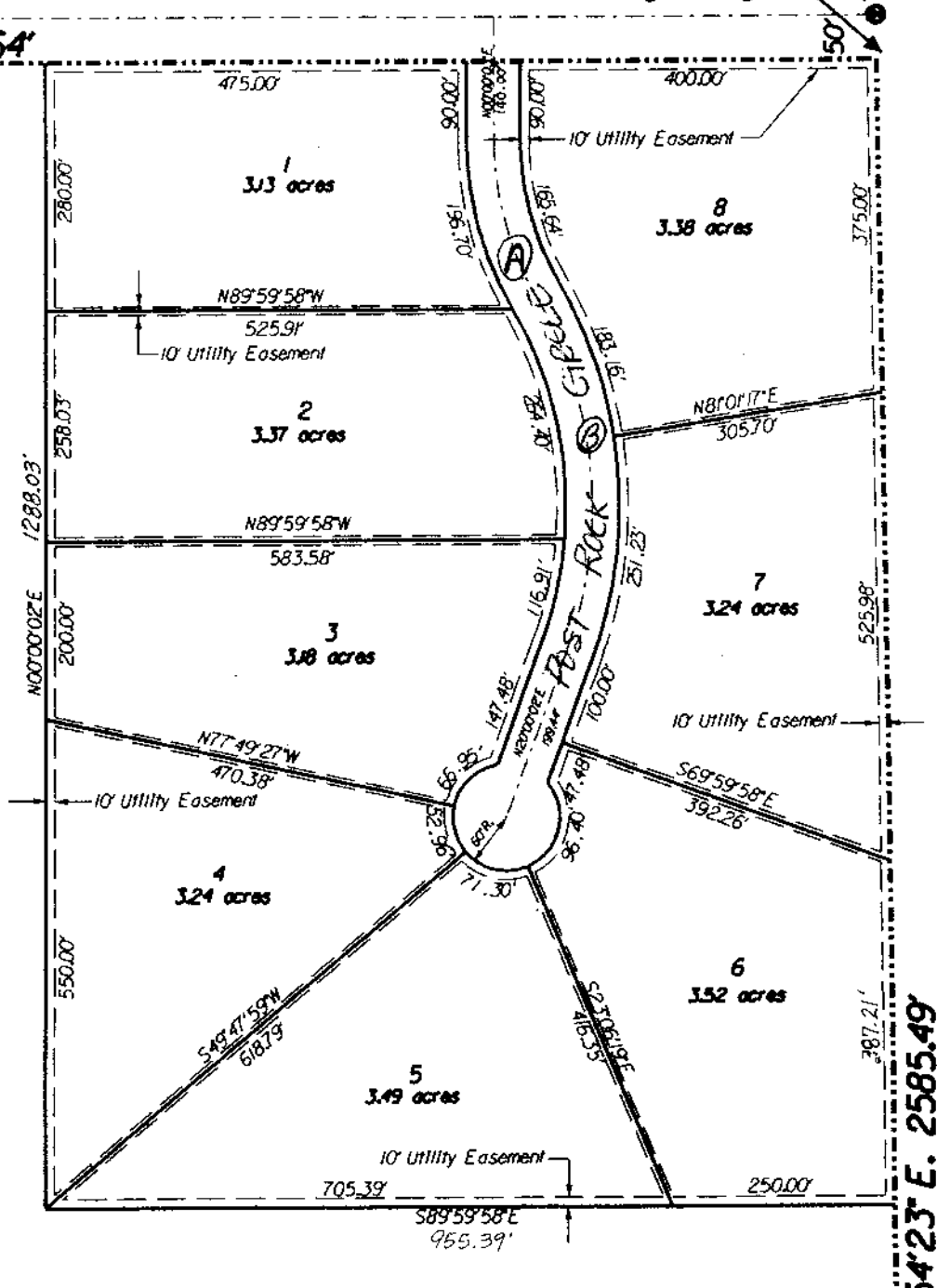


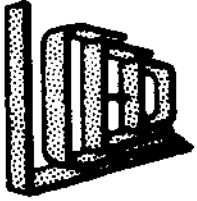
NE Corner, NW 1/4,
Section 32, T.7N., R.8E.

Point of Beginning

8° E. 2275.64'

Data





Lancaster


County

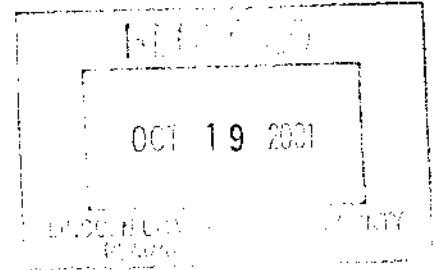
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: October 18, 2001
TO: Mike DeKalb
County Surveyor
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: POST ROCK PINES SUBDIVISION



All improvements in subject development are complete and the Final Plat can be processed for approval.

cc: Lyle Loth, ESP

LWV/rin
SUBDIV.WK\Post Rock Pines\Process Final Plat.wpd